

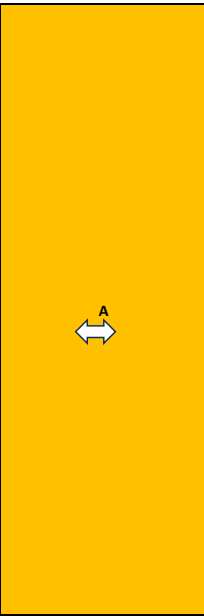
Other Major Projects - as at end Quarter 1 2026/27 (quarterly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end Q1 2026/27 (Definitions shown on Project Highlight reports) Direction of Travel indicated	Overall status commentary
								Overall RAG rating	
P-21.02	NORA & Enterprise Zone	Road infrastructure and utilities	Development of secondary road infrastructure and services on the Nar Ouse Enterprise Zone	- Helps deliver strategic employment development land - Contractually committed	24-Sep-19	TBC	LEP Funding, Capital Receipts & Borrowing	R	Report is as per the Q4 Highlight report, no change. Proposal to pause reporting on this project until legal matters are resolved.
P-21.05 P-21.08 P-23.08	Major Housing Programme	Various sites	Mixed tenure scheme – 226 dwellings.	- Development partnership with Lovells to deliver 1,000 homes - Corporate Priority to Promote growth and prosperity to benefit West Norfolk	Various	Duncan Hall	Capital Receipts & Borrowing	A	Overall RAG Status for the programme is considered to be Green. - Market Environment: The programme remains in a challenging period characterised by slow house sales and rising construction/build cost inflation. - Sales Success: Florence Fields sees a steady flow of interest, with 7 reservations currently and 20 sales completions in total. Valentine Park now has 1 reservation amd 2 completions. Styleman Court hasn't seen any private sale completions as yet however affordable plot legals are completing imminently and 2 shared ownership plots have been processed and are close to completion. The 4 affordable rent units are almost at completion. - Labour Supply: Labour remains suitable to deliver programme to dates scheduled. - Construction Progress: Build progress continues to go well. - Resources within the team remain suitable to progress delivery. - Discussions are ongoing between BCKLWN and the Housing Companies regarding the potential transfer of properties within the Styleman Court development.
P-21.09	West Winch Growth Area	West Winch	To facilitate and enable delivery of the West Winch Strategic Growth Area to allow up to 4,000 homes and associated infrastructure to be delivered	- This Growth Area is the main allocation for housing in the local plan - To meet priorities housing need, and the objectives of the Norfolk Suffolk Economic Strategy as a Growth Location - Supporting Borough and County economic growth	13-Nov-18	Duncan Hall	Business Rates Pool & Revenue	G	Overall status is GREEN. - All project areas that the Borough Council are currently leading are now complete following completion of the Collaboration Agreement in January 2026 - Project costs are being verified as it is acknowledged that costs have increased, and more funding sources are needing to be identified. Financials have been rated as AMBER until this is resolved. - Capacity has been rated as GREEN this period. Additional external resource remains in place until the Collaboration Agreement is complete with Norfolk County Council assisting with costs to assist with the land acquisition aspects. - Landowner Collaboration Agreement and S106 Framework Agreement completed in January 2026 NOTE: This will be the final report in this format as the BCKLWN aspects of the programme agreed in the 2018 Cabinet Report are concluded. Progress updates on delivery of the west Winch Growth Area and the West Winch Housing Access Road will be given to the appropriate member forum.
P-25.08	Environment & Planning	Hunstanton Coastal Defence Works	Deliver replacement flood defences at Hunstanton.		01-Feb-26	Stuart Ashworth	TBC	R	Overall RAG status is Red due to - Financial Position and risks - Potential need for further Emergency Works - Public and stakeholder interest remains high, with the potential for increased scrutiny if progress is delayed or key milestones are not achieved.

Town Deal projects - as at end June 2026 (monthly reporting period)

No.	Heading	Scheme	Brief description	Strategic fit	Cabinet date(s)	BCKLWN Project Sponsor	Main Funding Source	RAG ratings as at end June 2026 (Definitions shown on Project Highlight reports) Direction of Travel indicated	Overall status commentary
			Redevelopment and refurbishment of St George’s Guildhall; conservation and promotion of KL heritage and culture; boosting skills and supporting new business and creative practice.						Overall RAG Status this month is AMBER. Cabinet and Town Board approved the scheme to proceed in July 2025. Focus continues to find and deliver further funding for the project. An external fundraising consultant has been appointed and are receiving their on-boarding instructions. • Main Contract Works – MCL are continuing to make good progress and are undertaking the repair works to the Red Barn roof and Guildhall roof. These works being undertaken in accordance the structural engineers report will address the essential structural repairs and ensure the safe access

P-21.11	Town Deal	St George's Guildhall & Creative Hub
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- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant		works, being undertaken in accordance the structural engineer's report will address the essential structural repairs and ensure the roof's ongoing integrity. At the Riverside Restaurant, the existing roof coverings have been fully stripped, and the area is now awaiting inspection by the design team to confirm the scope and requirements for the replacement roof solution. Progress continues at Shakespeare Barn, where excavation works for the new drainage runs are currently underway, supporting the next phase of building works. • Fundraising - Final payment from historic England (£295k) has now been received and the documentation is being compiled to evidence how the funding was spent against the specified activities through to the end of June 2026. Discussions continuing with Historic England to explore future funding opportunities. • Party wall – Positive progress has been made in resolving party wall matters with the scaffold licence agreed with Wetherspoons has now been signed by all relevant parties and the final party wall pack has been issued to 2 & 3 Ferry Lane and is currently awaiting signature. It is anticipated that this will be received in the coming days, which will unlock access to this area of the site and enable MCL to progress the planned works in accordance with the programme. • Interpretation Works – Interpretation design is underway with Four Agency and PLB working together to further develop the interpretation proposals. An early focus of the work is to establish the technical and spatial requirements needed to support the interpretation elements across the project allowing the containment requirements to be finalised and issued to the contractor in the coming weeks. This will enable MCL to ensure this workstream is fully coordinated with the wider construction programme. • King Street public realm – The King Street Public Realm planning application has now been submitted and is currently under review by the Local Planning Authority. This represents a key milestone for the project and enables the planning determination process to commence. The team will continue to monitor progress and engage with the planning authority as required throughout the review period. Approval of the application will allow the public realm works to progress in line with the wider project programme. • Crown Post Truss - The Crown Post Truss package has now been formally instructed to Robinson's Preservation, providing certainty over delivery and enabling the works to proceed in line with MCL's programme. The appointment of a specialist heritage contractor will ensure the repair and conservation works are undertaken in accordance with the project's conservation objectives. A further positive milestone has been achieved with the receipt of Listed Building Consent discharge approval from the Borough Council of King's Lynn & West Norfolk (BCKLWN) for these works. This approval removes a key constraint and allows the specialist repair works to progress as planned, supporting the overall programme for the heritage restoration works.
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P-21.12	Town Deal	Active & Clean Connectivity	Package of measures to support active & clean connectivity including priority schemes from the Local Cycling & Walking Infrastructure Plan inc Active Travel Hub and Travel Plan Fund.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG Status is AMBER - Both the Local Cycling & Walking Infrastructure Plan (LCWIP) interventions and the Active Travel Planning initiatives are now essentially complete, with pedestrian pathway delivery successfully exceeding original targets. Consequently, the programme's overall status is held at Amber as management focus pivots entirely toward navigating the outstanding planning and financial pressures facing the Active Travel Hubs (ATH). - Planning Bottlenecks & Schedule Misalignment The timeline for the remaining ATH workstreams is flagged as Red due to simultaneous planning delays. The Baker Lane application is currently paused awaiting a required resubmission, while the Enterprise Zone ATH determination has been deferred pending a Regeneration and Development Panel review. Managing these two disconnected, shifting timelines is creating logistical friction and presents a distinct risk that final project scopes and deliverables may need to be adjusted to accommodate the extensions. - Financial Risks & Resource Management Budget pressures are rising following Early Warning Notices from Morgan Sindall regarding a projected 20–30% increase in spoil removal costs and strict seasonal restrictions on bridge removal. Project teams are actively evaluating value engineering options to mitigate these financial impacts. Resourcing remains stable; following the wind-down of the completed LCWIP works, Pulse Project Management and internal Borough Council project officers have successfully consolidated their capacity to focus exclusively on progressing the remaining ATH elements through RIBA Stage 4.
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P-21.14	Town Deal	Riverfront Regeneration	Renovation of the Custom House, improvements to King’s Staithe Square, south quay public realm and land surrounding Devils Alley; and provision of dryside facilities.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG Status is AMBER The project remains rated AMBER due to a number of delivery and operational risks that require ongoing management, including finalisation of contractual arrangements, securing building owner approvals, development of long-term operational plans for the Custom House, and maintaining effective stakeholder communications. - The Project continues to make positive progress across both the Dryside Facilities and the Custom House elements, with key design, planning and procurement milestones achieved. - Construction of the Dryside Facilities remains on programme and is expected to complete in July 2026. - A preferred contractor has been appointed for the Custom House and contract finalisation is nearing completion ahead of an anticipated start on site later this year. - Recent changes to project staffing following the Project Officer's maternity leave have also created short-term resource pressures, although interim management arrangements are in place and permanent cover is due to commence shortly. - A comprehensive review of the project Risk Log has been undertaken to improve transparency and stakeholder visibility as the project transitions between officers. Whilst the number of recorded risks has increased, this reflects improved risk identification and reporting rather than a deterioration in the project's underlying health. - Communications planning for both the Custom House works and Dryside Facilities opening is progressing, with engagement underway with internal teams and external partners to support successful project delivery and maximise future community use of the facilities. - Overall, the project remains viable and continues to progress towards its regeneration objectives, although focused management attention is required over the coming period to maintain programme momentum, conclude contractual arrangements, strengthen communications, and develop operational plans for the Custom House following completion of the works.
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P-21.15	Town Deal	Public Realm – ‘Rail to River’	Improve the perception of the town centre ‘Rail to River’ route to create a distinctive and quality public realm.	- Agreed under the Town Deal with government	24-Aug-21	Duncan Hall	Town Deal Grant	Overall RAG rating	Overall RAG Status is GREEN - Although Pop Up spaces were opened for hire in March 2025, promotional activity was temporarily halted due to street-level scaffolding restricting access. In the meantime, some interim community uses still took place. The Pop Ups are now available to hire once again. - Artwork, seating, fingerposts, and a digital wayfinding sign have all been installed successfully. - Fourteen trees, along with bespoke planters, have been installed across Purfleet Street, New Conduit Street, and Broad Street. - Responsibility for managing the Pop Ups has transferred to the Operations Team, while the Marketing and Communications Team now oversee the digital signage. - The only remaining element is the Purfleet Street Arch. Progress was put on hold due to fire damage to the building where installation was intended, along with delays in securing the necessary licence. An options paper considering whether to proceed with installation or explore alternatives has been included in the Post Project Evaluation.
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